





# Examples of Accessory Structures



Kentlands, Gaithersburg, MD



Kentlands, Gaithersburg, MD



# Examples of Accessory Structures



Kentlands, Gaithersburg, MD



Kentlands, Gaithersburg, MD



# Existing ADU Counts

ADUs (SE/CU)	<ul style="list-style-type: none"><li>• Approved under Special Exception or Conditional Use standards</li><li>• Approved prior to May 20, 2013</li></ul>	203
ADUs (Class 3 License)	<ul style="list-style-type: none"><li>• Meet Limit Use standards</li><li>• Approved since May 20, 2013</li></ul>	212
Registered Living Units	<ul style="list-style-type: none"><li>• Generally for family and caregivers</li><li>• Cannot charge rent</li><li>• In the process of being relicensed as ADUs</li></ul>	58
<b>TOTAL as of March 19, 2019</b>		<b>473</b>

# Existing ADUs by Zone

- Currently, only **attached** accessory apartments are allowed in the R-200, R-90, and R-60 Zones
- 390 (or 83 percent) of ADUs are in the R-200, R-90, or R-60 Zones

ZONE	ADU (SE/CU)	ADU (Class 3)	RLU	Total
AR	7	2	3	12
PD-3	1	1		2
PNZ	1			1
R-10	1			1
<b>R-200</b>	<b>31</b>	<b>45</b>	<b>14</b>	<b>90</b>
R-40			1	1
<b>R-60</b>	<b>97</b>	<b>84</b>	<b>11</b>	<b>192</b>
<b>R-90</b>	<b>51</b>	<b>48</b>	<b>9</b>	<b>108</b>
RC	5	3	6	14
RE-1	5	9	3	17
RE-2	4	12	9	25
RE-2C		5	1	6
RNC		1		1
T-S		1	1	2
<b>Total</b>	<b>203</b>	<b>211</b>	<b>58</b>	<b>472*</b>

\* One existing ADU is within the Gaithersburg city limits.

# Existing Residential Detached Zoning

## Legend

### Roads and Transitways

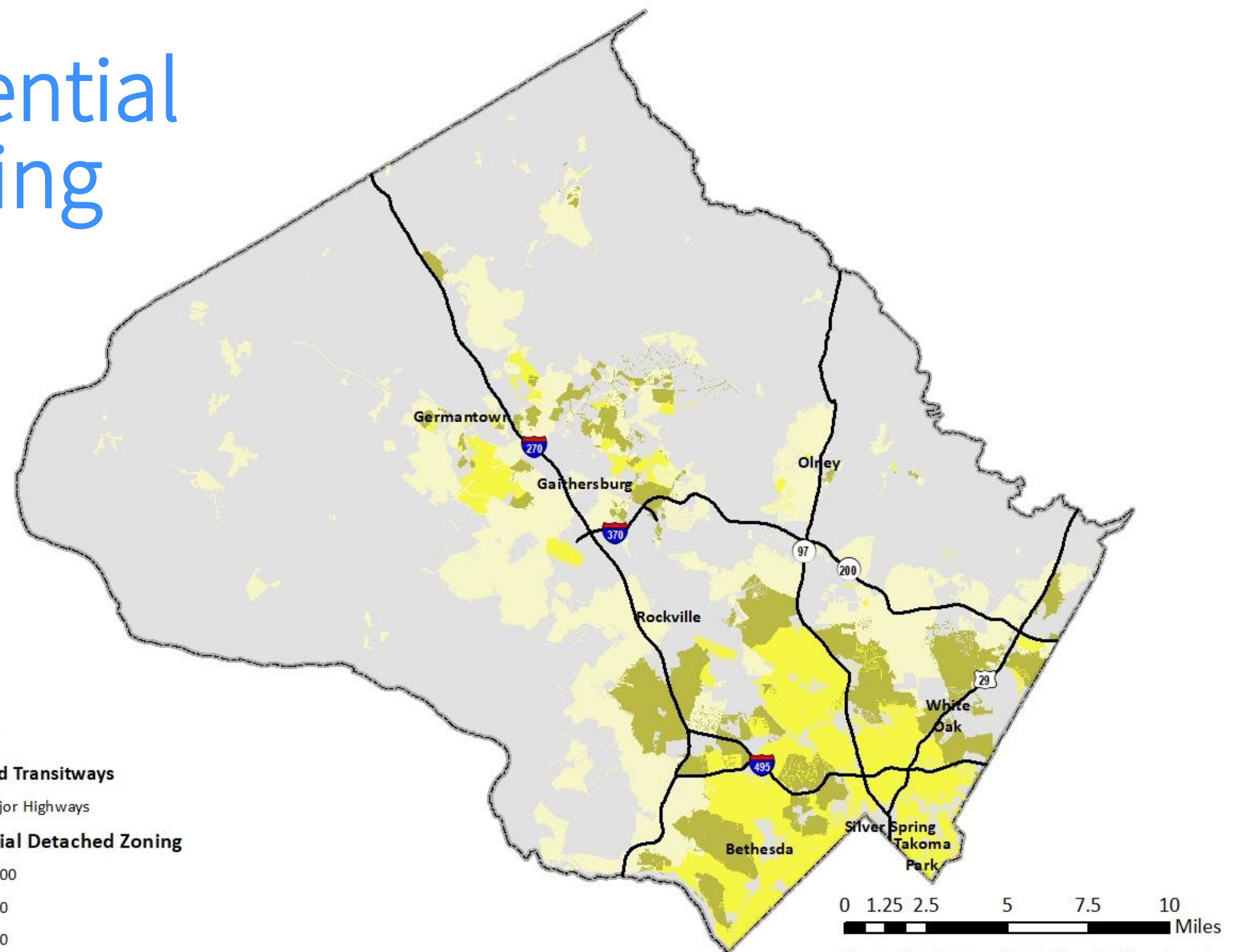
— Major Highways

### Residential Detached Zoning

R-200

R-60

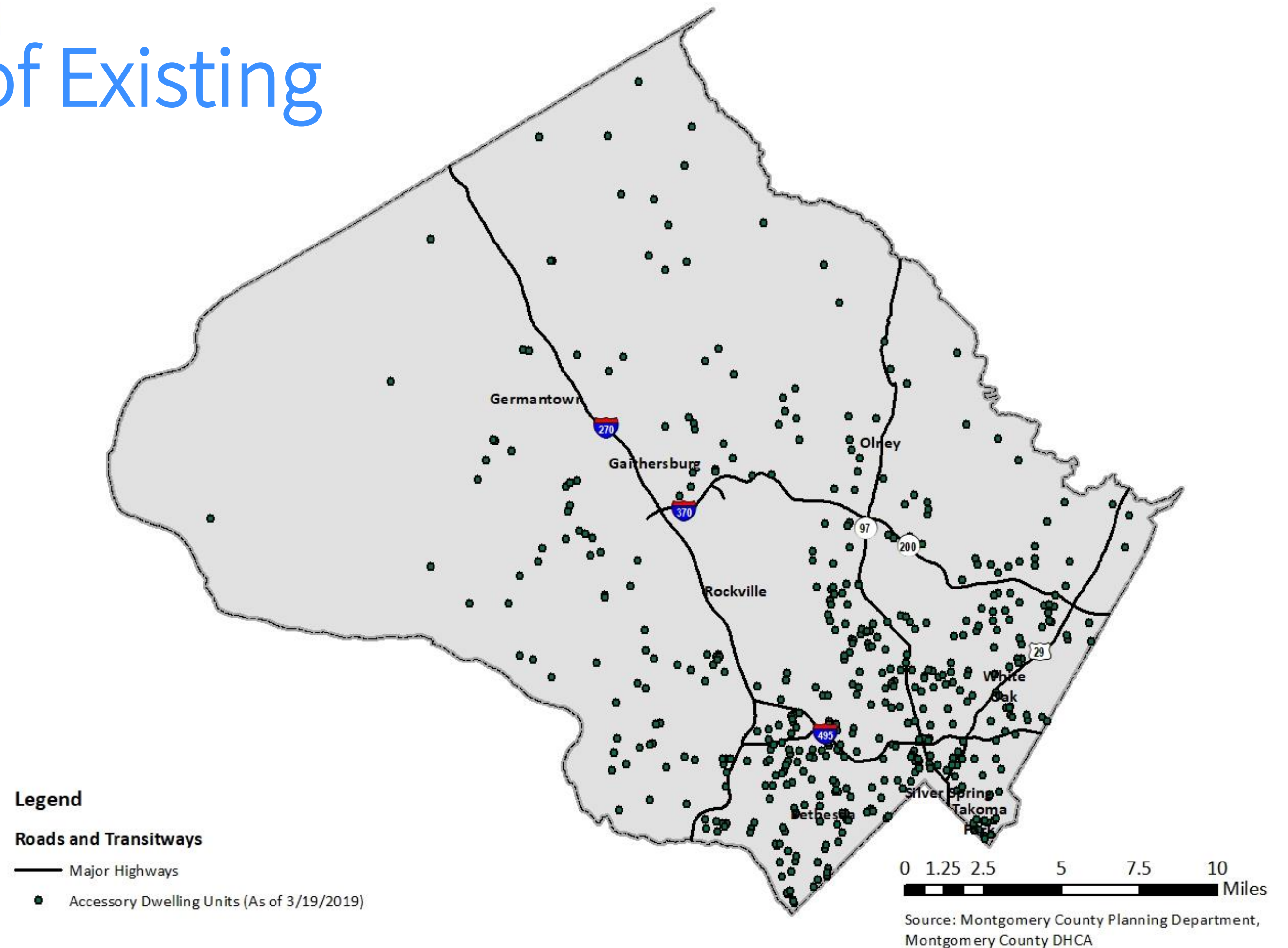
R-90



Source: Montgomery County Planning Department,  
Montgomery County DHCA



# Location of Existing ADUs



# Existing ADU Heat Map

## Legend

### Roads and Transitways

— Major Highways

### Number of Accessory Dwelling Units

Zero (0)

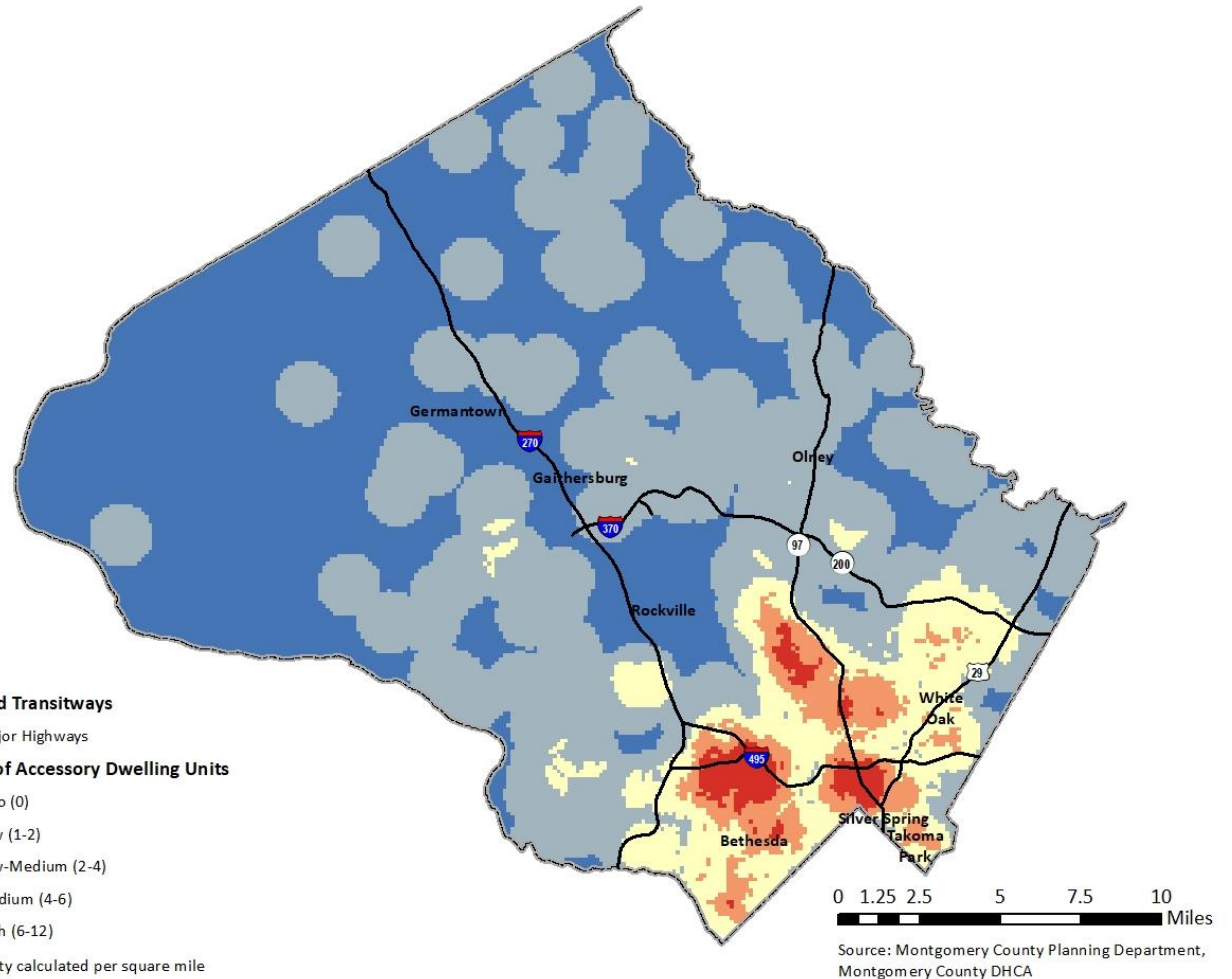
Low (1-2)

Low-Medium (2-4)

Medium (4-6)

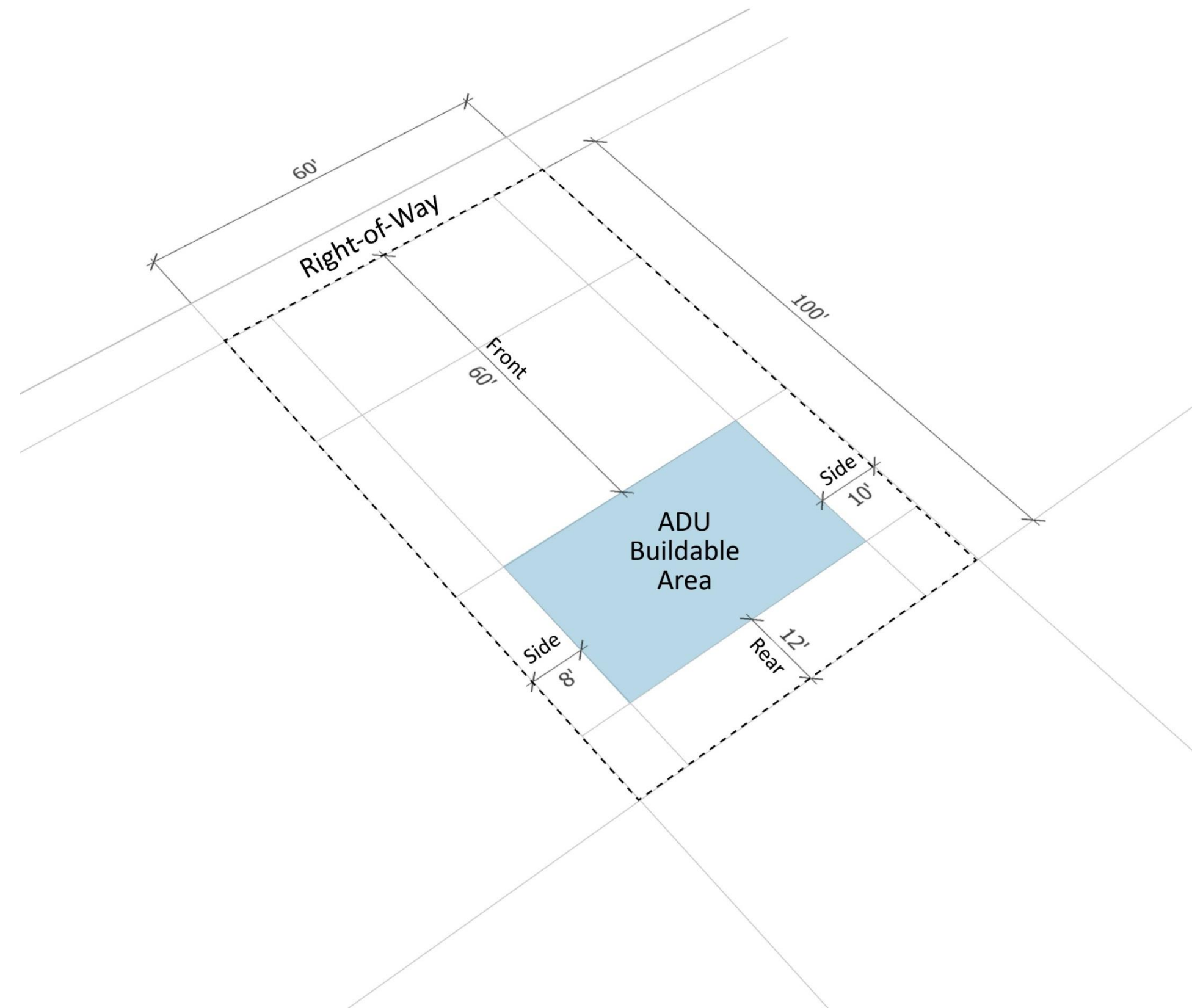
High (6-12)

Point density calculated per square mile



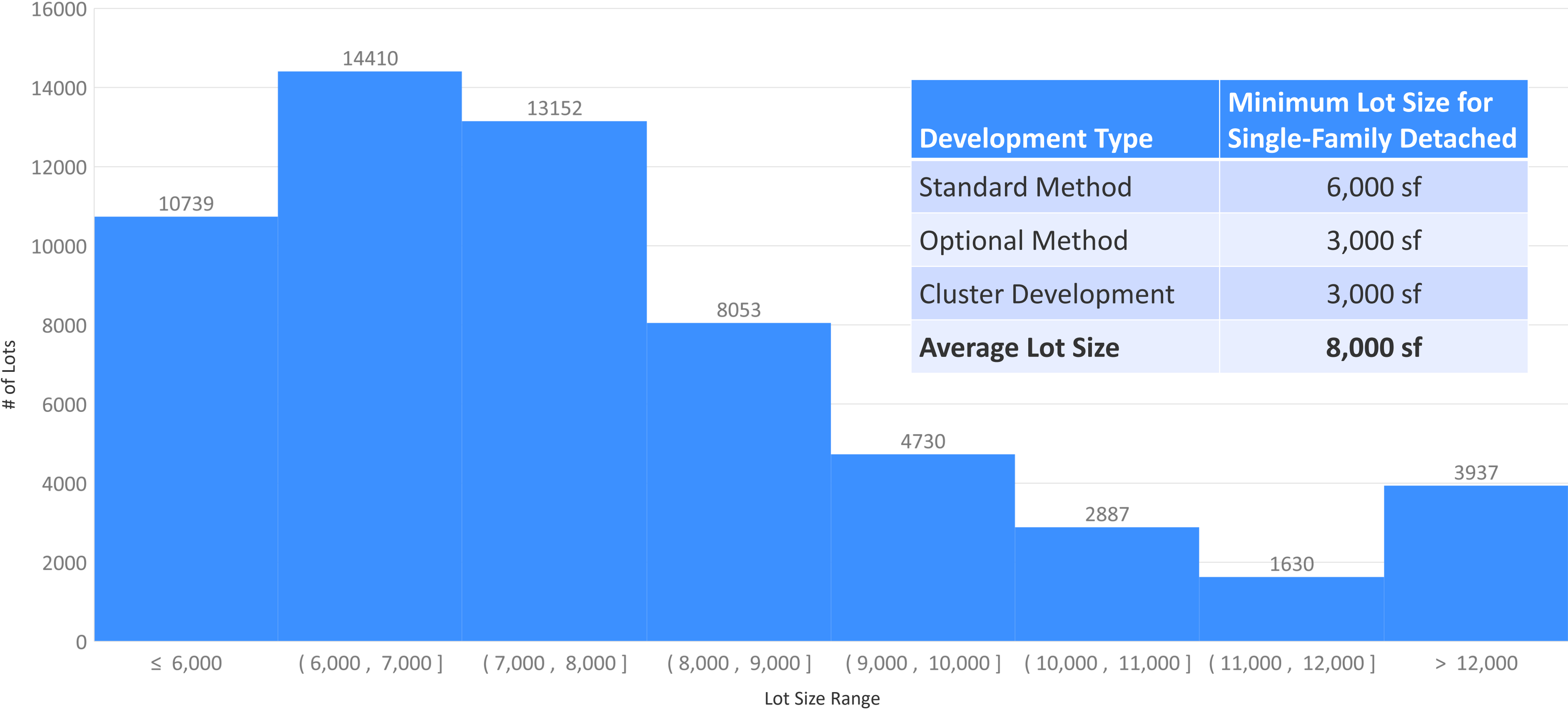


# R-60 Zone





# R-60 Lot Size Distribution





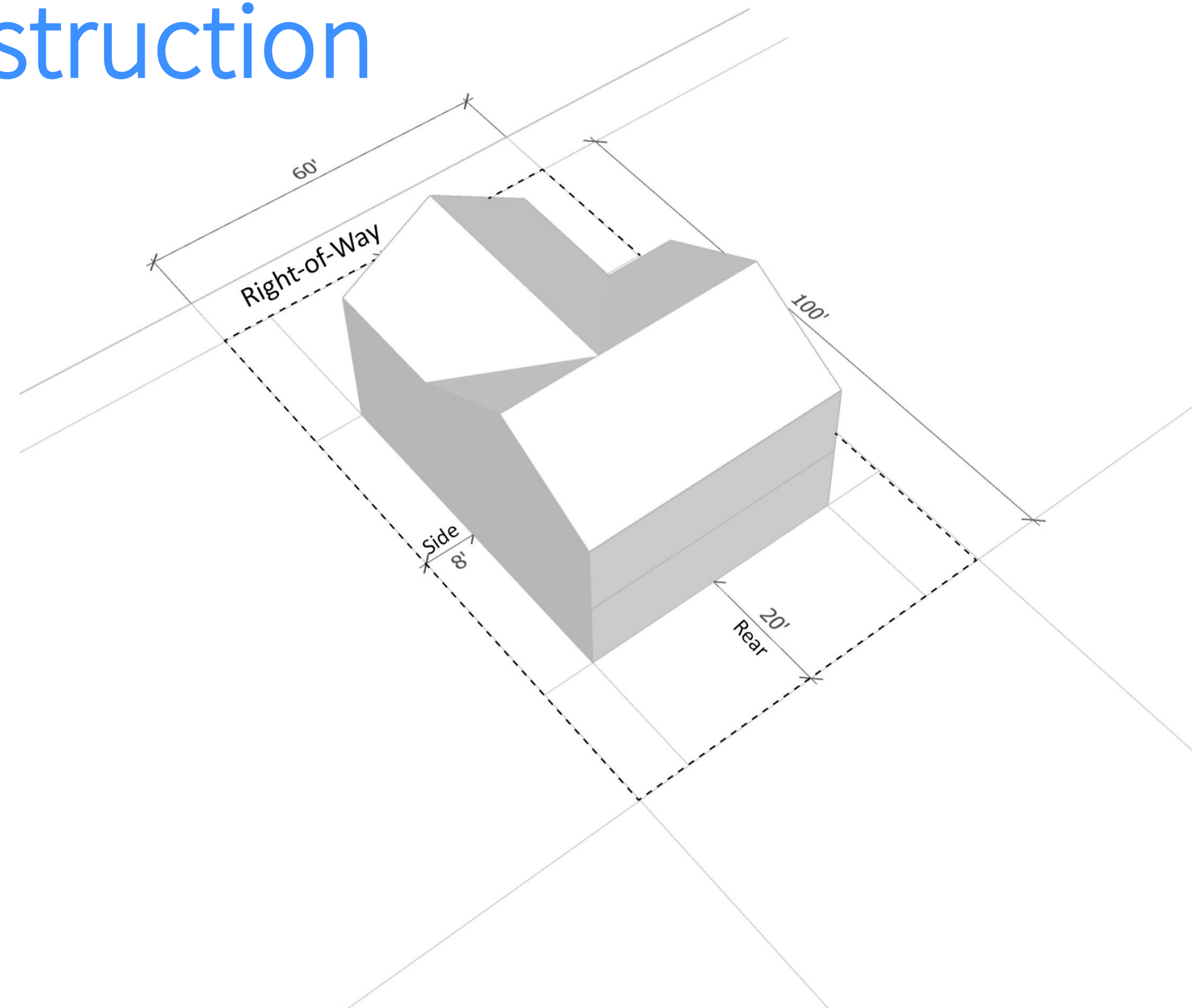
# R-60 Zone – New Construction

## Lot

Lot Area	6,000 sf
Lot Dimensions	60 ft wide by 100 ft in depth
Lot coverage	35%

## Principal Structure

Footprint	2,100 sf
Total Area	4,200 sf
Height	35 ft at highest point of the roof
Setbacks	25 ft front 8 ft side (18 ft sum) 20 ft rear





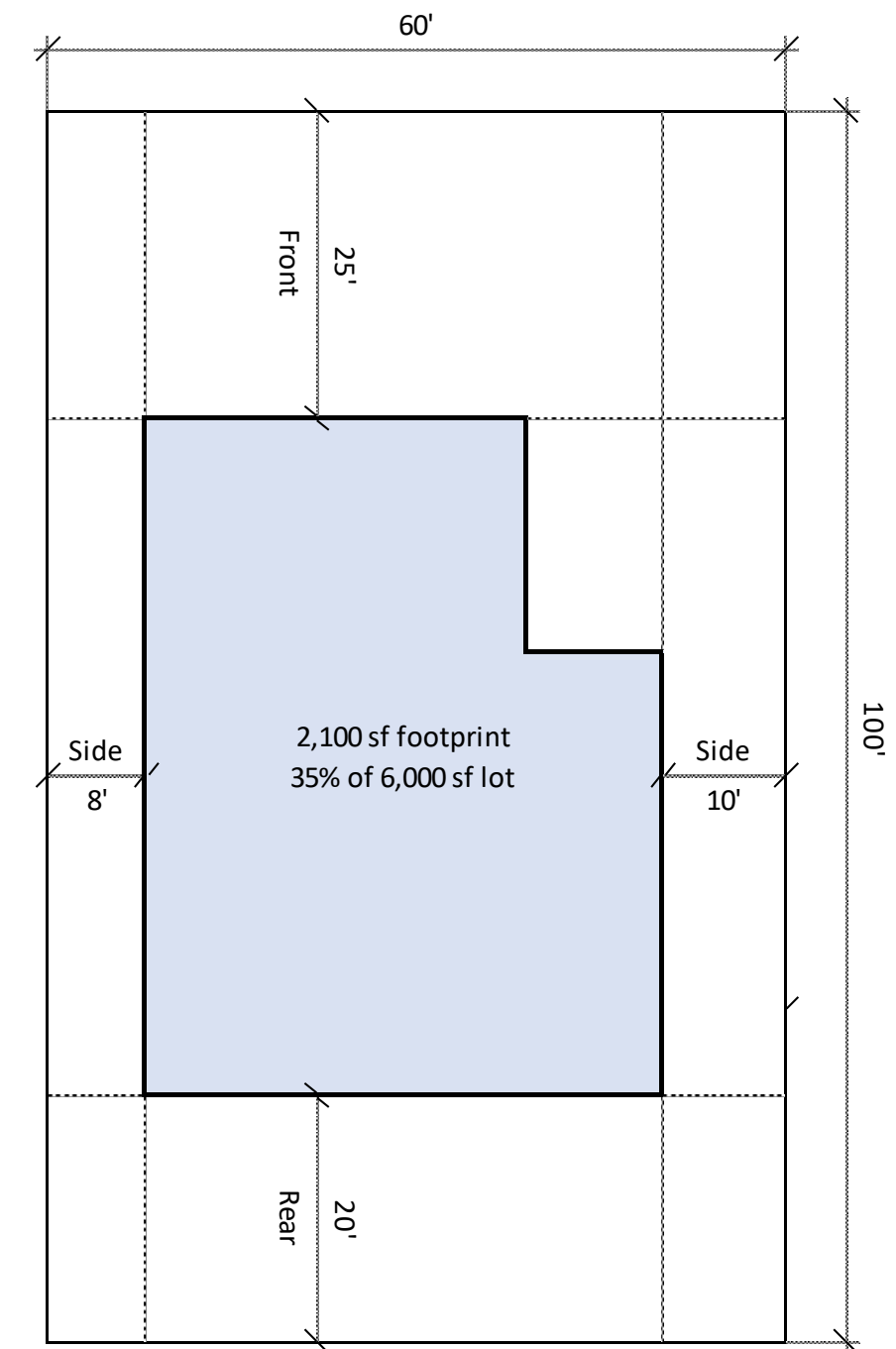
# R-60 Zone – New Construction

## Lot

Lot Area	6,000 sf
Lot Dimensions	60 ft wide by 100 ft in depth
Lot coverage	35%

## Principal Structure

Footprint	2,100 sf
Total Area	4,200 sf
Height	35 ft at highest point of the roof
Setbacks	25 ft front 8 ft side (18 ft sum) 20 ft rear





# R-60 Zone – 2 Story Addition

## Lot

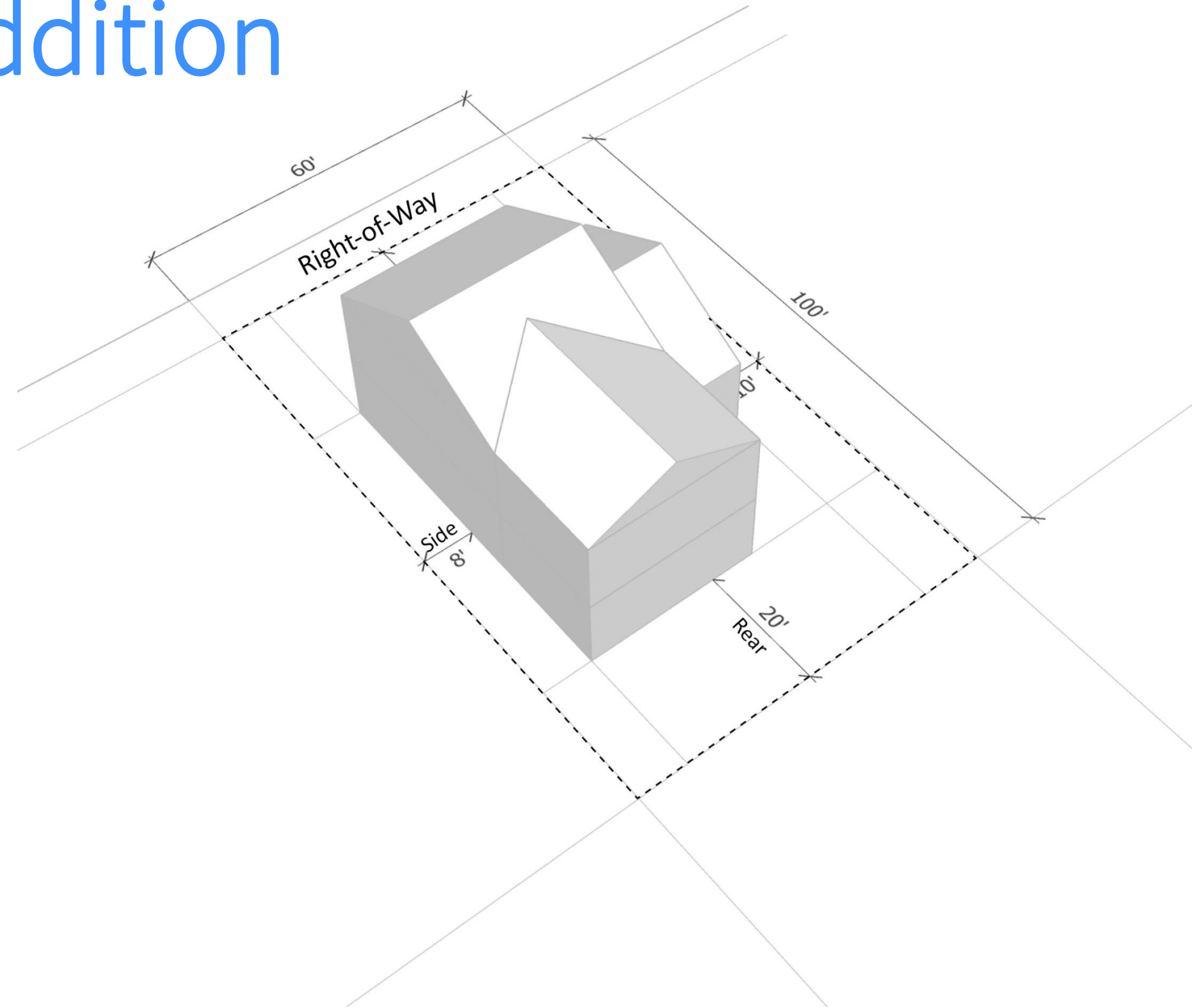
Lot Area	6,000 sf
Lot Dimensions	60 ft wide by 100 ft in depth
Lot coverage	35%

## Existing Structure

Footprint	1,500 sf
Total Area	2,500 sf
Height	35 ft at highest point of the roof

## Addition

Footprint	600 sf
Total Area	1,200 sf
Height	2 story
Setbacks	8 ft side (18 ft sum) 20 ft rear



# R-60 Zone – 2 Story Addition

## Lot

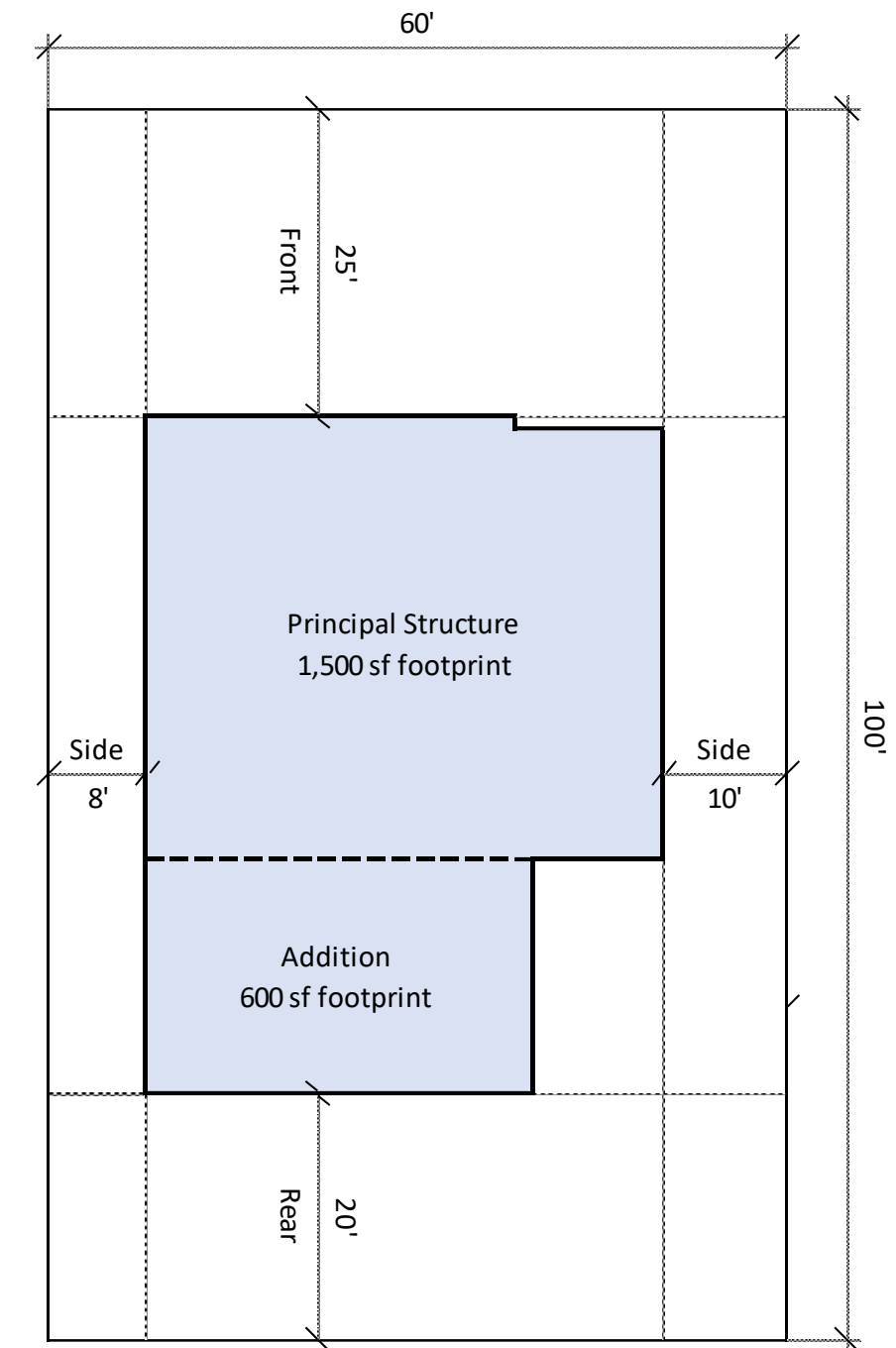
Lot Area	6,000 sf
Lot Dimensions	60 ft wide by 100 ft in depth
Lot coverage	35%

## Principal Structure

Footprint	1,500 sf
Total Area	2,500 sf
Height	35 ft at highest point of the roof

## Addition

Footprint	600 sf
Total Area	1,200 sf
Height	2 story
Setbacks	8 ft side (18 ft sum) 20 ft rear





# R-60 Zone – 2 Story ADU

## Lot

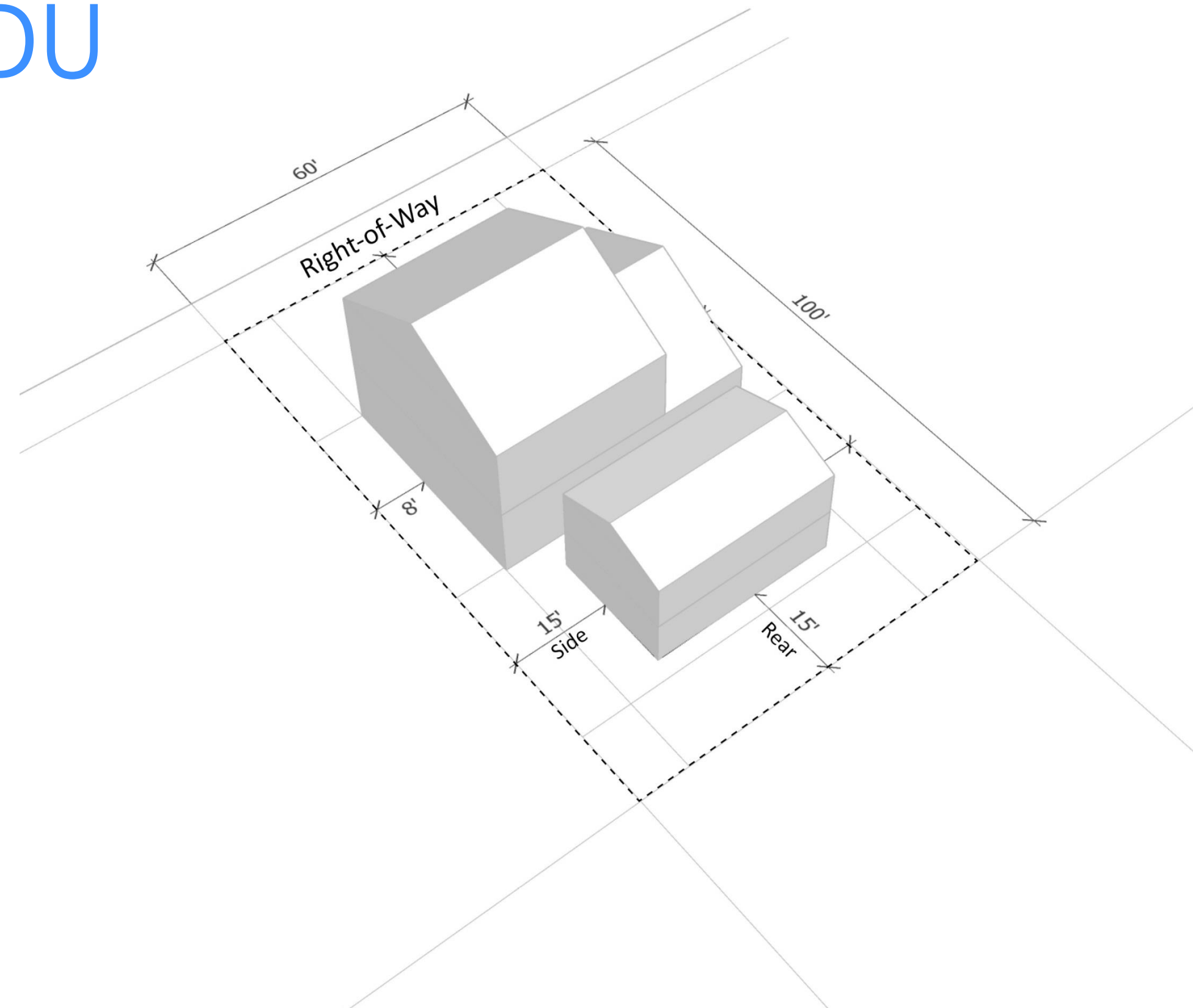
Lot Area	6,000 sf
Lot Dimensions	60 ft wide by 100 ft in depth
Lot coverage	35%

## Principal Structure

Footprint	1,500 sf
Total Area	2,500 sf
Height	35 ft at highest point of the roof

## Accessory Dwelling Unit

Footprint	600 sf
Total Area	1,200 sf (48% of principal)
Height	2 story, 20 ft in height
Setbacks	15 ft side 15 ft rear



# R-60 Zone – 2 Story ADU

## Lot

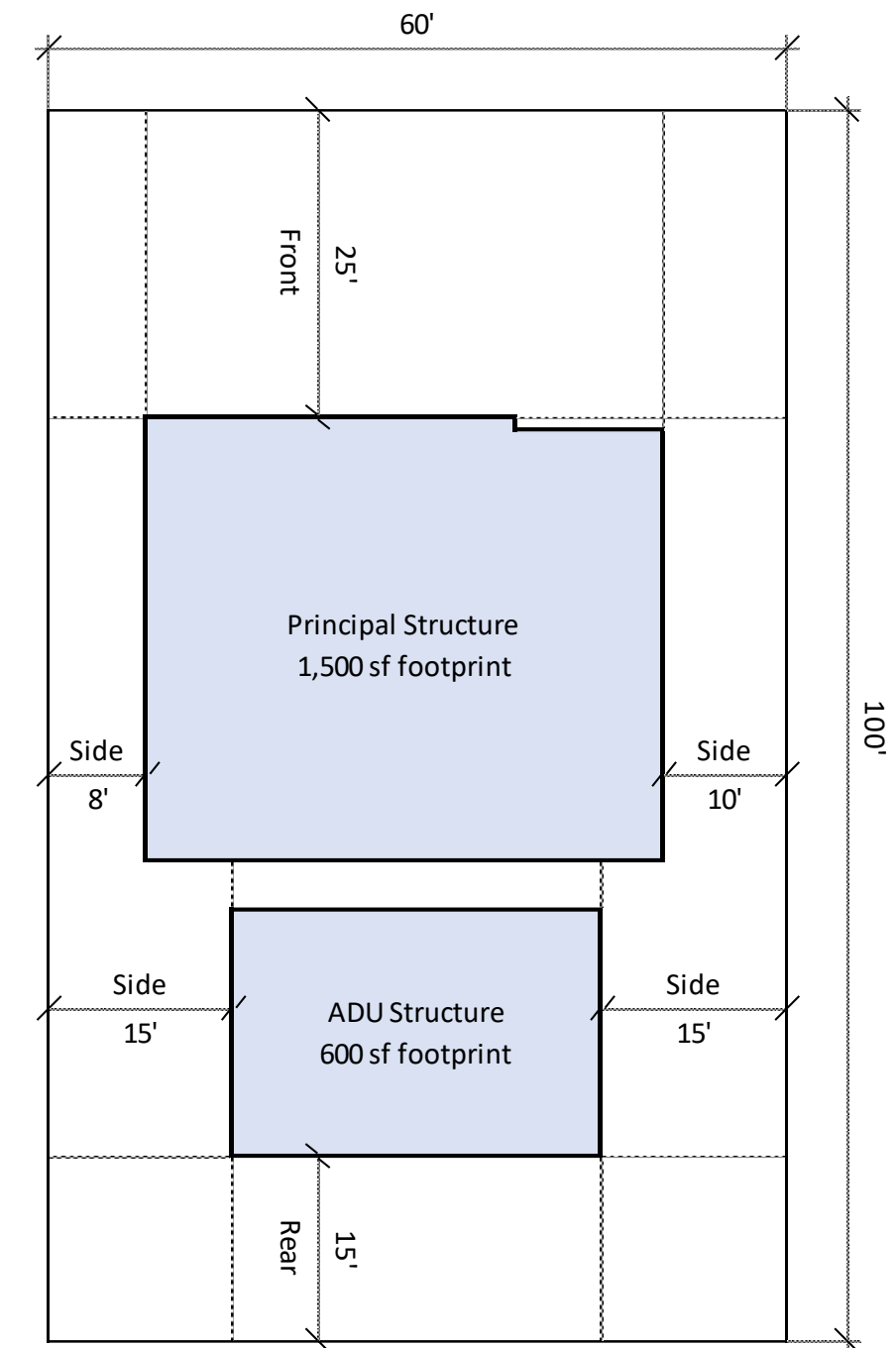
Lot Area	6,000 sf
Lot Dimensions	60 ft wide by 100 ft in depth
Lot coverage	35%

## Principal Structure

Footprint	1,500 sf
Total Area	2,500 sf
Height	35 ft at highest point of the roof

## Accessory Dwelling Unit

Footprint	600 sf
Total Area	1,200 sf (48% of principal)
Height	2 story, 20 ft in height
Setbacks	15 ft side 15 ft rear





# R-60 Zone – 1 Story ADU

## Lot

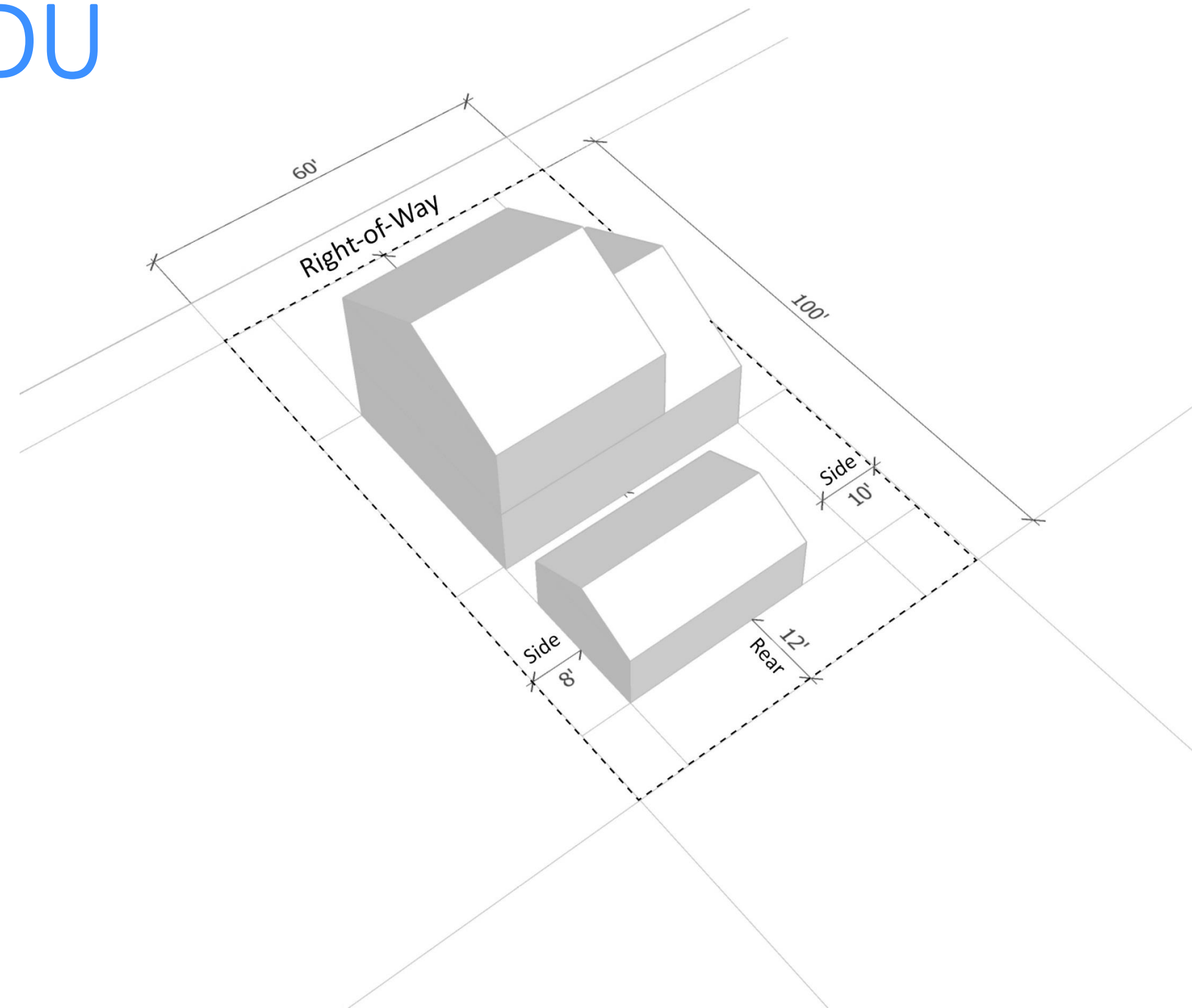
Lot Area	6,000 sf
Lot Dimensions	60 ft wide by 100 ft in depth
Lot coverage	35%

## Principal Structure

Footprint	1,500 sf
Total Area	2,500 sf
Height	35 ft at highest point of the roof

## Accessory Dwelling Unit

Footprint	600 sf
Total Area	600 sf (24% of principal)
Height	1 story, 15 ft in height
Setbacks	8 ft side (18 ft sum) 12 ft rear



# R-60 Zone – 1 Story ADU

## Lot

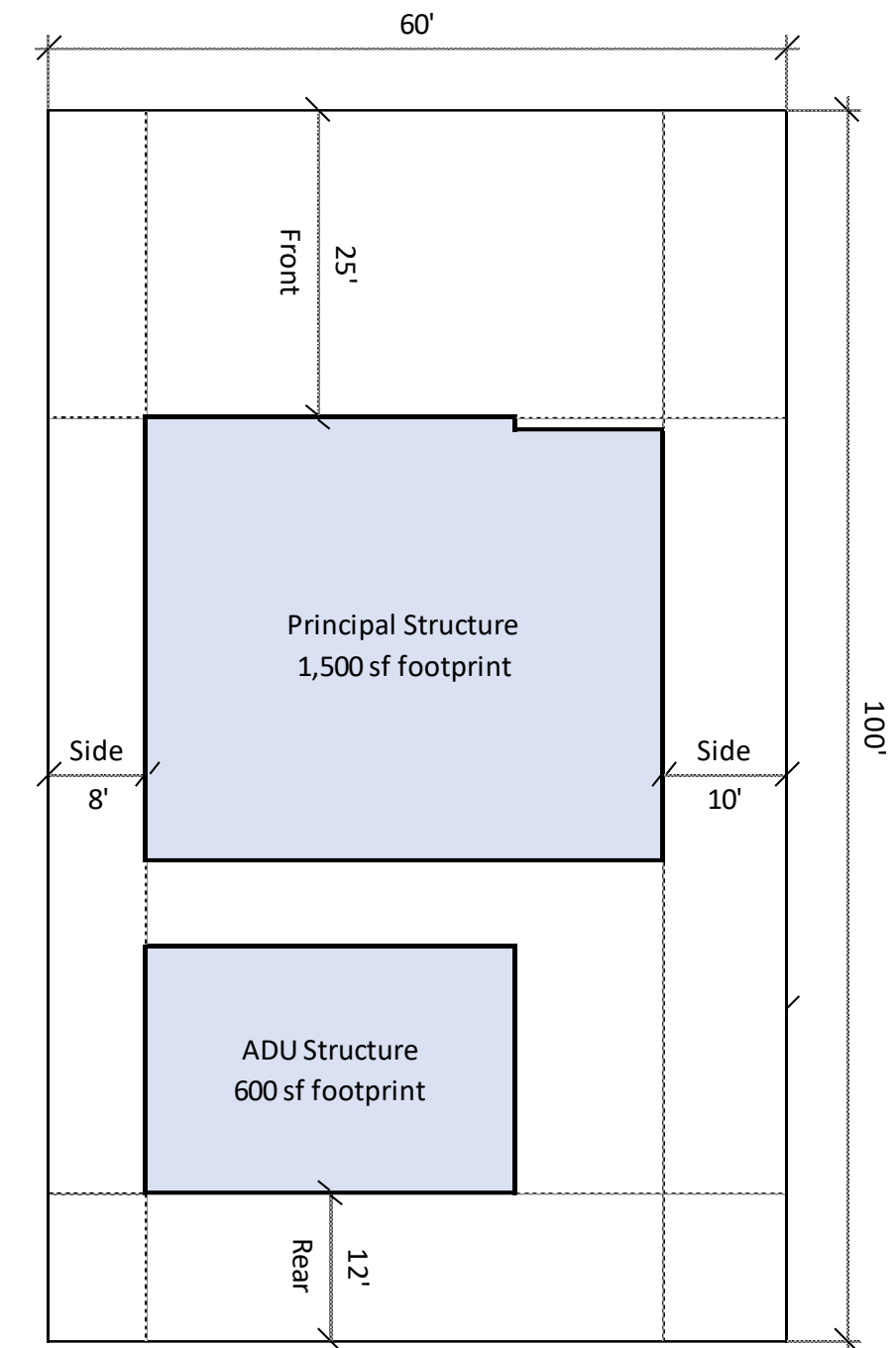
Lot Area	6,000 sf
Lot Dimensions	60 ft wide by 100 ft in depth
Lot coverage	35%

## Principal Structure

Footprint	1,500 sf
Total Area	2,500 sf
Height	35 ft at highest point of the roof

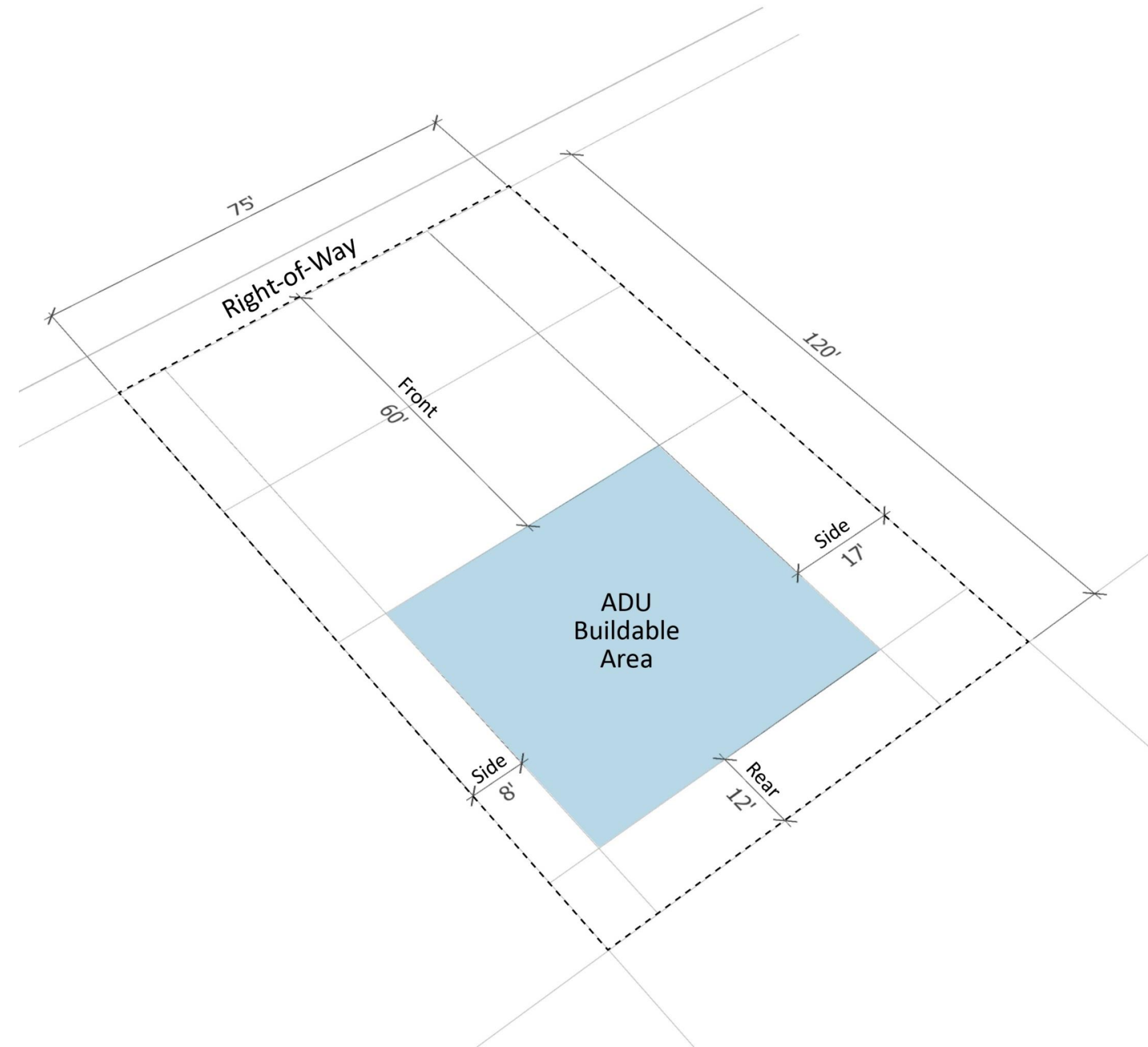
## Accessory Dwelling Unit

Footprint	600 sf
Total Area	600 sf (24% of principal)
Height	1 story, 15 ft in height
Setbacks	8 ft side (18 ft sum) 12 ft rear

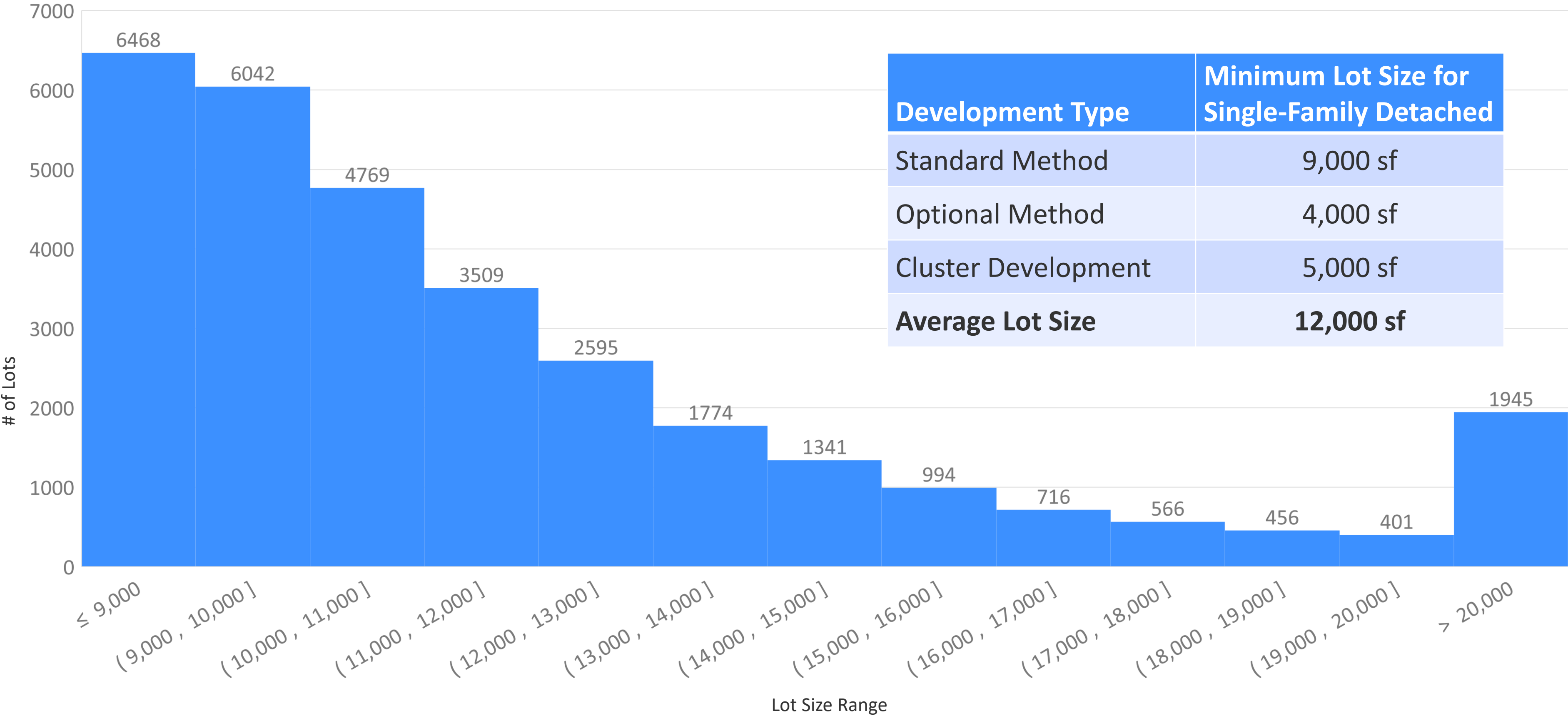




# R-90 Zone



# R-90 Lot Size Distribution





# R-90 Zone – 1 Story ADU

## Lot

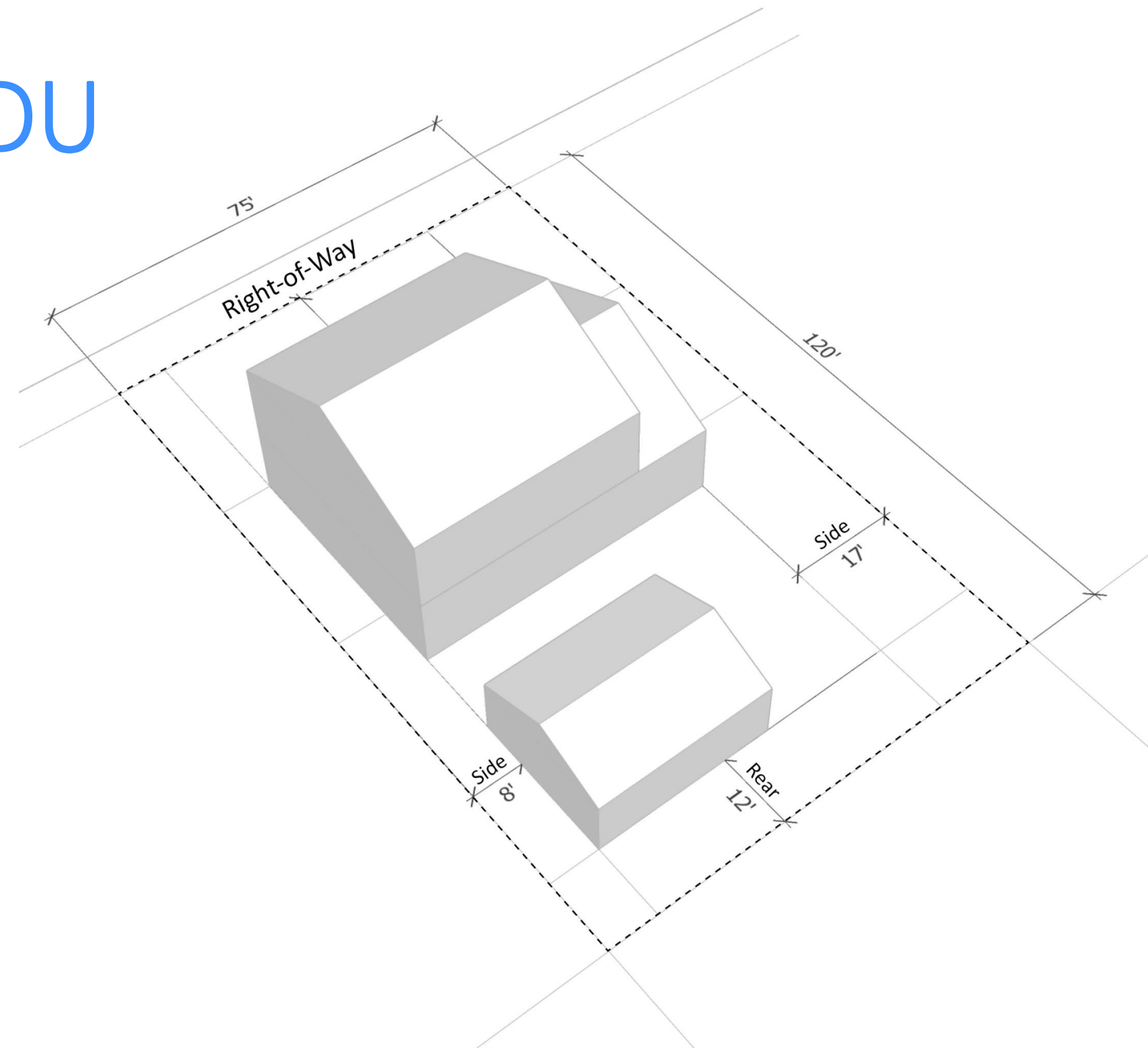
Lot Area	9,000 sf
Lot Dimensions	75 ft wide by 120 ft in depth
Lot coverage	30%

## Principal Structure

Footprint	2,000 sf
Total Area	3,500 sf
Height	35 ft at highest point of the roof

## Accessory Dwelling Unit

Footprint	700 sf
Total Area	700 sf (20% of principal)
Height	1 story, 15 ft in height
Setbacks	8 ft side (25 ft sum) 12 ft rear



# R-90 Zone – 2 Story ADU

## Lot

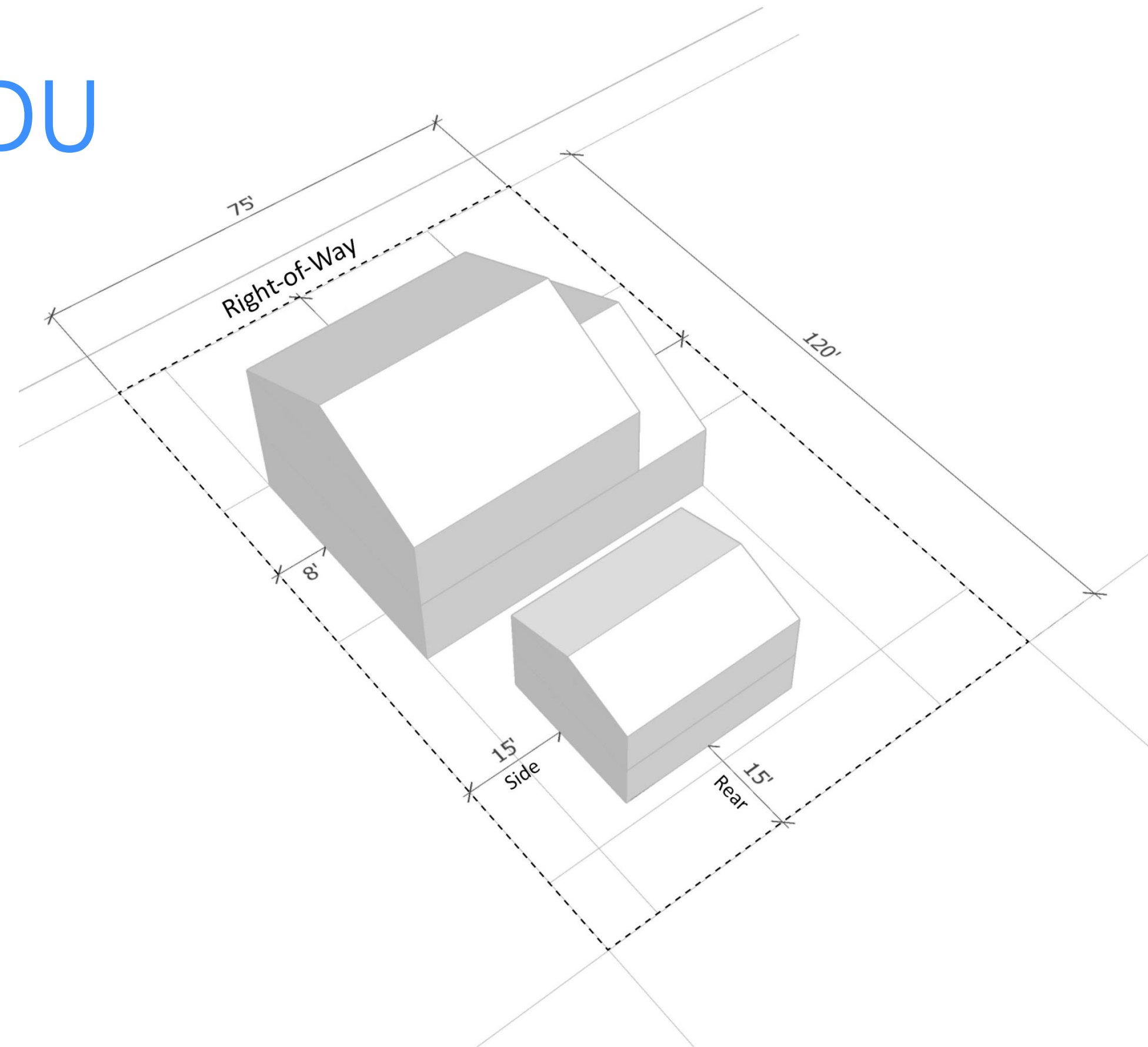
Lot Area	9,000 sf
Lot Dimensions	75 ft wide by 120 ft in depth
Lot coverage	30%

## Principal Structure

Footprint	2,000 sf
Total Area	3,500 sf
Height	35 ft at highest point of the roof

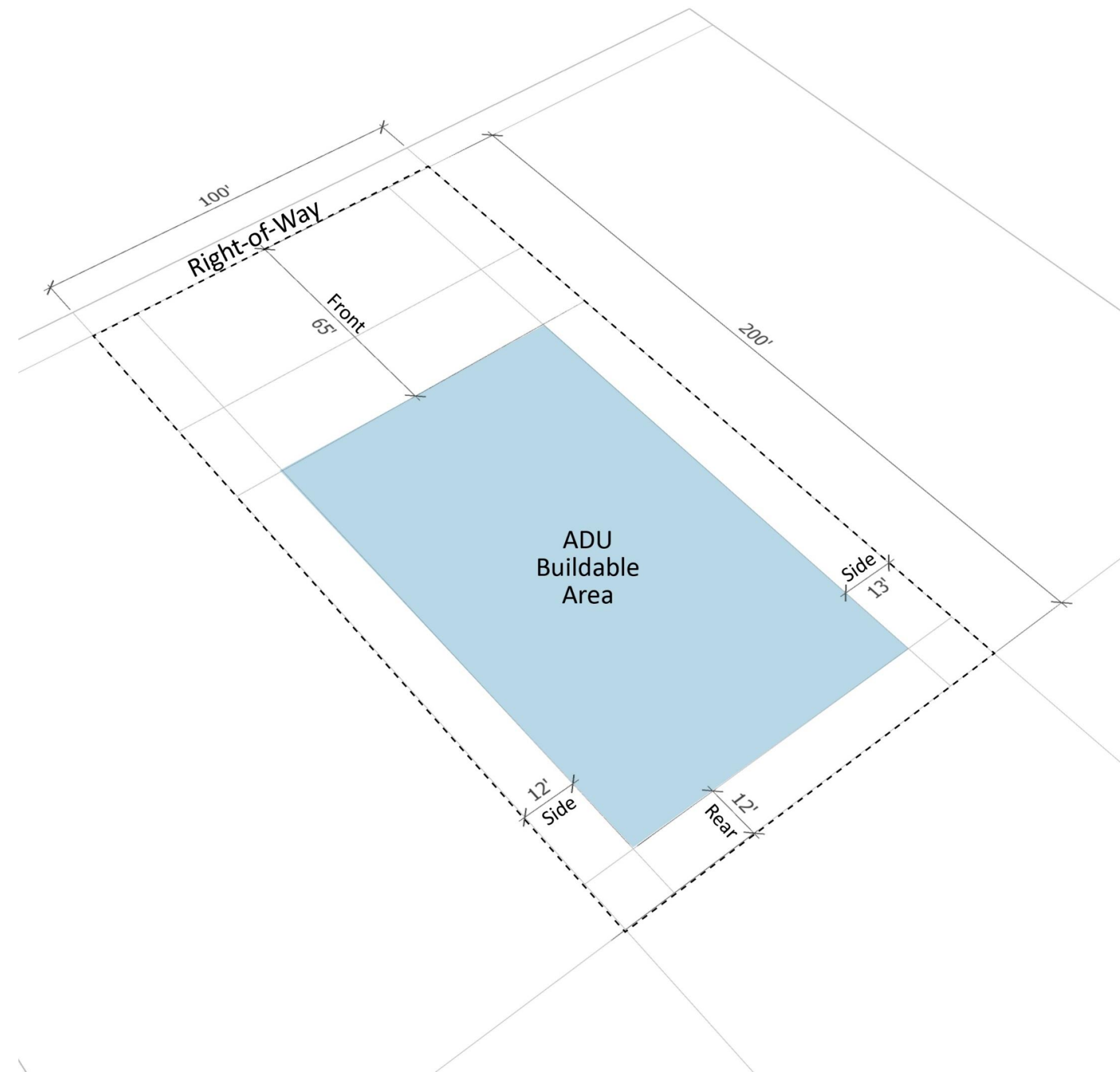
## Accessory Dwelling Unit

Footprint	700 sf
Total Area	1,400 sf (40% of principal)
Height	2 story, 20 ft in height
Setbacks	15 ft side 15 ft rear

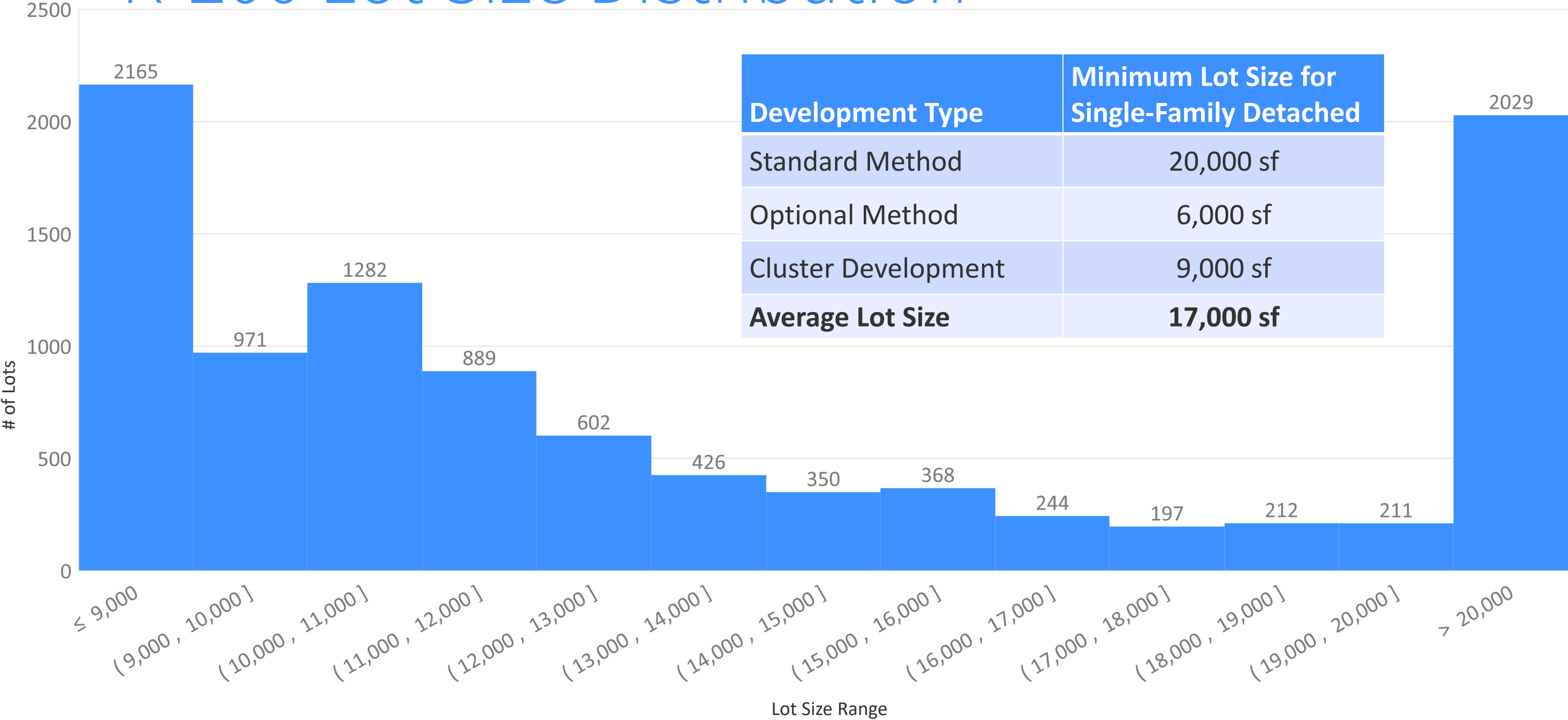




# R-200 Zone



# R-200 Lot Size Distribution



# R-200 Zone – 1 Story ADU

## Lot

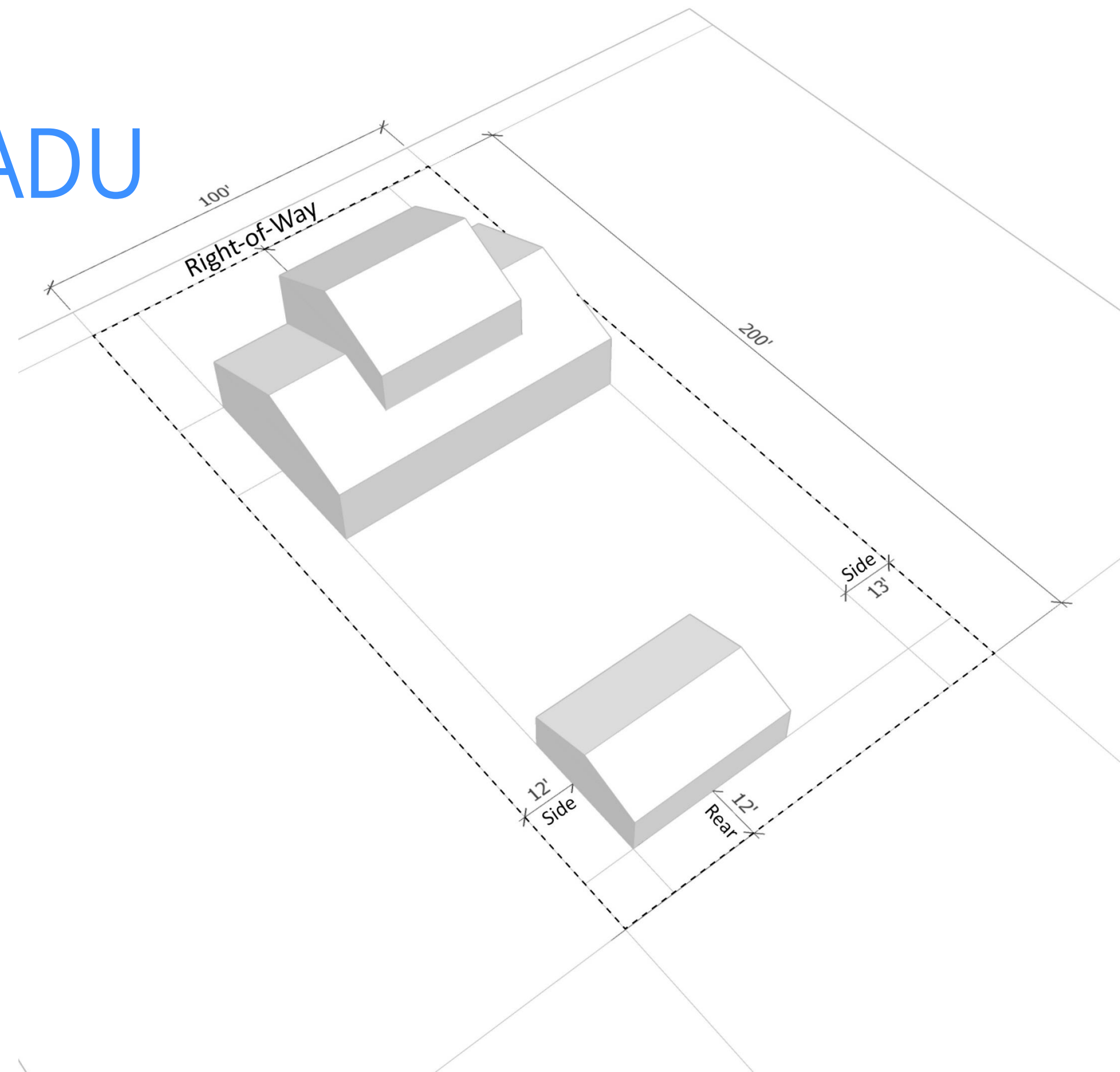
Lot Area	20,000 sf
Lot Dimensions	100 ft wide by 200 ft in depth
Lot coverage	25%

## Principal Structure

Footprint	3,800 sf
Total Area	4,500 sf
Height	40 ft at highest point of the roof

## Accessory Dwelling Unit

Footprint	1,200 sf
Total Area	1,200 sf (27% of principal)
Height	1 story, 15 ft in height
Setbacks	12 ft side (25 ft sum) 12 ft rear





# R-200 Zone – 2 Story ADU

## Lot

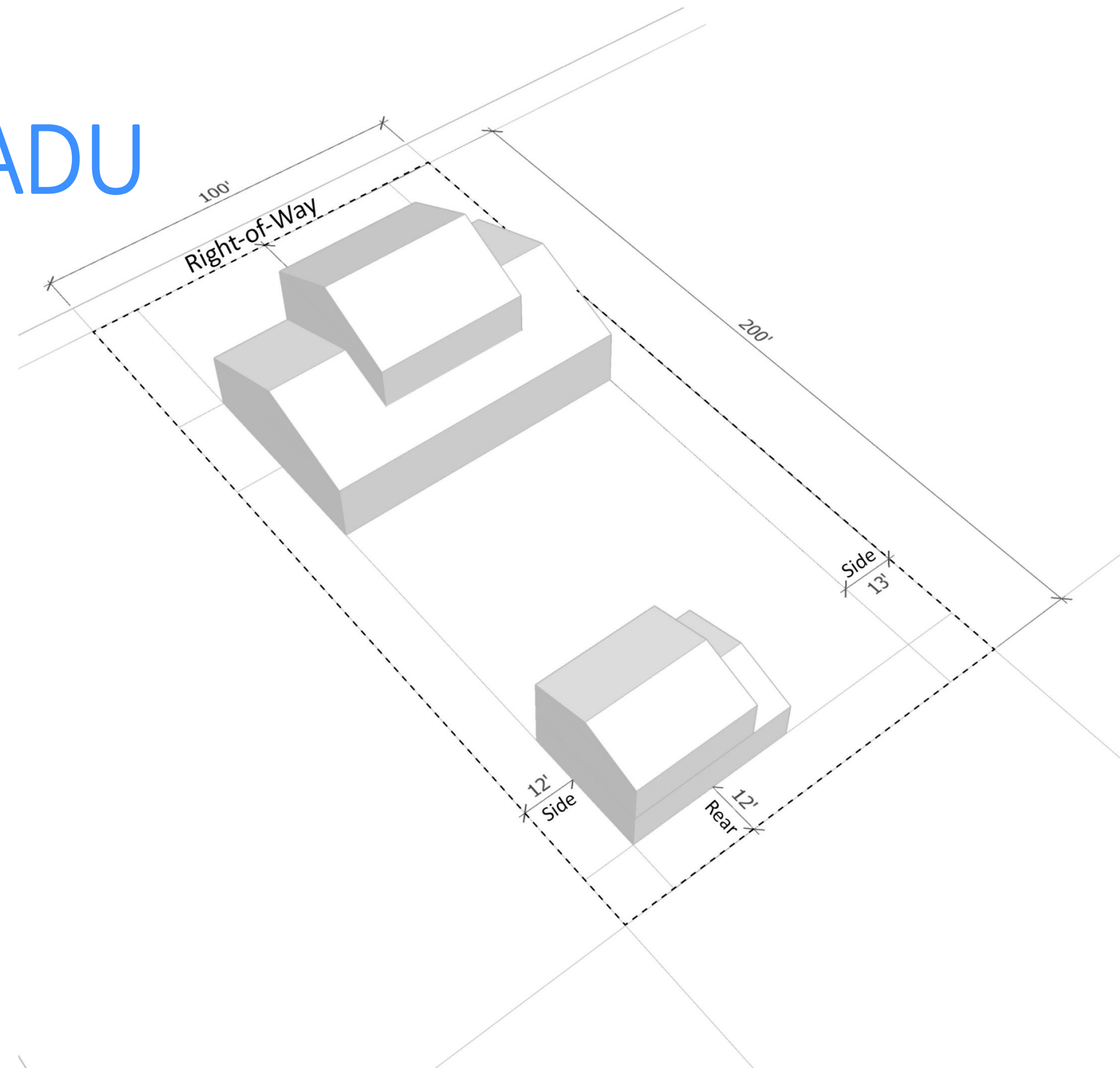
Lot Area	20,000 sf
Lot Dimensions	100 ft wide by 200 ft in depth
Lot coverage	25%

## Principal Structure

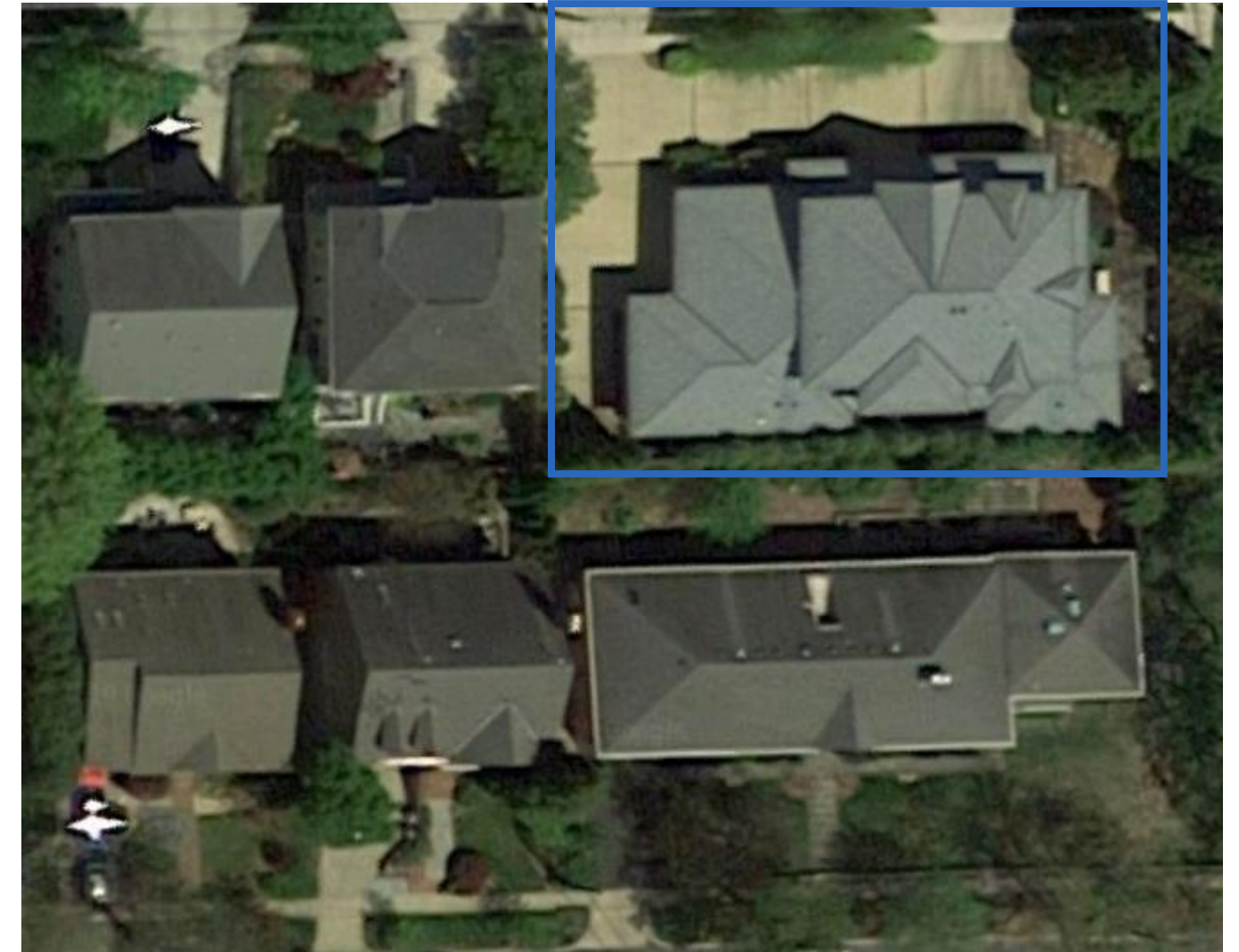
Footprint	3,800 sf
Total Area	4,500 sf
Height	40 ft at highest point of the roof

## Accessory Dwelling Unit

Footprint	1,200 sf
Total Area	2,250 sf (50% of principal)
Height	2 story, 25 ft in height
Setbacks	12 ft side (25 ft sum) 12 ft rear



# Examples of Teardowns





# Examples of Teardowns

